

City of Fort Lauderdale Planning and Zoning Board**STAFF REPORT**

Case 14-P-04

October 20, 2004

Applicant	City of Fort Lauderdale, Fire Station 47	
Request	Plat Approval	
Location	1000 S.W. 27 Avenue	
Legal Description	Acreage in Sec 8-50-42	
Property Size	22,500 sq. ft. or 0.517 acres	
Zoning	CF-HS (Community Facility House of Worship/School)	
Existing Land Use	Fire Station	
Future Land Use Designation	Community Facility	
Comprehensive Plan Consistency	Consistent.	
Other Required Approvals	City Commission	
Applicable ULDR Sections	Sec. 47-24.5, Subdivision Regulations	
Notification Requirements	Sign posting within 15 days of meeting (Sec .47-27.4.A.1.)	
Action Required	Recommend approval or denial of the Plat to City Commission	
Project Planner	Name and Title	Initials
	Chris Barton, AICP, RLA, Principal Planner	
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	Mark LaFerrier, AICP, Planning & Zoning Director	

Request:

This is a request to plat a 0.5165 acre parcel of land for the purpose of constructing a replacement fire station. This unplatted parcel of land is located at 1000 SW 27th Avenue adjacent to the Riverland Elementary School.

Property/Project Description:

A fire station is a community facility which is permissible in this (CF) zoning district. The site plan approval as a Public Purpose Use for the proposed replacement fire station #47 (PZ Case No. 12-R-04) is also on this agenda. An additional ten foot (10') right of way dedication has been required along the SW 27th Ave. frontage. A thirty foot (30') access opening is being reserved on SW 10th Street and a sixty foot (60') access opening is being reserved on SW 27th Avenue.

This plat was reviewed by the Development Review Committee at its July 27, 2004 meeting. All comments have been addressed and signoffs from the City Surveyor, the Engineering Design Manager, and the Planning Department have been obtained.

Comprehensive Plan Consistency:

Consistent with Land Use Element, Objective 5 which states “the City’s subdivision regulations shall be consistent with Broward County regulations, including platting requirements”. This plat is consistent with County regulations.

Planning & Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of this section and other applicable land development regulations and shall forward its recommendation (approval or denial) to the City Commission.

Staff Determination:

The proposed plat meets the requirements of ULDR Sec. 47-24.5, Subdivision Regulations.

Staff recommends approval of the plat request without condition.